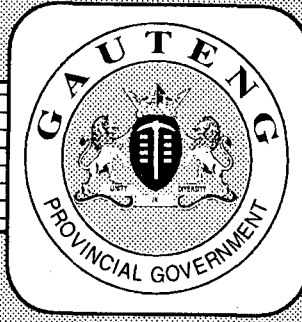


Copy

**THE PROVINCE OF
GAUTENG**



**DIE PROVINSIE
GAUTENG**

Provincial Gazette Extraordinary Buitengewone Provinsiale Koerant

Selling price • Verkoopprys: **R2,50**
Other countries • Buitelands: **R3,25**

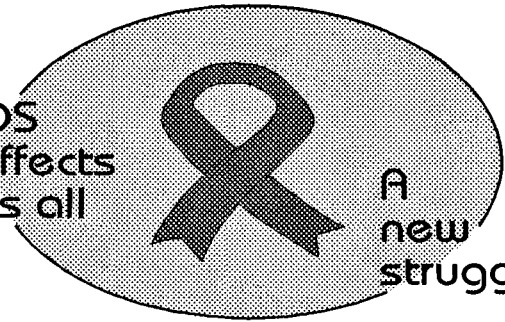
Vol. 9

PRETORIA, 8 DECEMBER 2003
DESEMBER

No. 539

We all have the power to prevent AIDS

AIDS
affects
us all



A
new
struggle

Prevention is the cure

**AIDS
HELPLINE**

0800 012 322

DEPARTMENT OF HEALTH



9771682452005

CONTENTS • INHOUD

<i>No.</i>		<i>Page No.</i>	<i>Gazette No.</i>
LOCAL AUTHORITY NOTICES			
2604	Town-planning and Townships Ordinance (15/1986): Declaration as an approved township: Equestria Extension 66	3	539
2605	do.: Pretoria Amendment Scheme 9450.....	7	539

LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 2604

DECLARATION AS APPROVED TOWNSHIP

In terms of section 69 of the Town-planning and Townships Ordinance, 1965 (Ordinance 25 of 1965), the Administrator hereby declares Equestria Extension 66 township to be an approved township, subject to the conditions set out in the Schedule hereto.

GO 15/3/2/3/368

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY PORTION 1/230 THE WILLOWS CC UNDER THE PROVISIONS OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1965, FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 330 (A PORTION OF PORTION 230) OF THE FARM THE WILLOWS NO. 340-J.R., PROVINCE OF GAUTENG, HAS BEEN GRANTED

1. CONDITIONS OF ESTABLISHMENT

(1) NAME

The name of the township shall be Equestria Extension 66.

(2) DESIGN

The township shall consist of erven and a street as indicated on General Plan S.G. No. 5857/2003.

(3) ENDOWMENT

Payable to the local authority

The township owner shall, in terms of the provisions of section 63(1)(b) of the Town-planning and Townships Ordinance, 1965, pay a lump sum endowment of R31 000-00 to the local authority for the provision of land for a park (public open space).

Such endowment shall be payable in terms of section 73 of the said Ordinance.

(4) DISPOSAL OF EXISTING CONDITIONS OF TITLE

All erven shall be made subject to existing conditions and servitudes, if any, including the reservation of rights to minerals.

(5) REMOVAL OR REPLACEMENT OF MUNICIPAL SERVICES

If, by reason of the establishment of the township, it should become necessary to remove or replace any existing municipal services, the cost thereof shall be borne by the township owner.

(6) RESTRICTION ON THE ALIENATION OF ERVEN 584 TO 600

The township owner shall not alienate the erf and transfer of the erf shall not be permitted until the local authority is satisfied that a Section 21 Company (Home Owners Association) has been registered and that all internal engineering services in the township have been installed, to the satisfaction of the local authority.

(7) LAND FOR ACCESS

Erf 600 shall be transferred to the Section 21 Company (Home Owners Association) by and at the expense of the township owner.

3. CONDITIONS OF TITLE**ALL ERVEN**

The erven shall be subject to the following conditions imposed by the Administrator in terms of the provisions of the Town-planning and Townships Ordinance, 1965.

- (1) The erf is subject to a servitude, 2 m wide, in favour of the local authority, for sewerage and other municipal purposes, along any two boundaries other than a street boundary and in the case of a panhandle erf, an additional servitude for municipal purposes 2 m wide across the access portion of the erf, if and when required by the local authority: Provided that the local authority may dispense with any such servitude.
- (2) No building or other structure shall be erected within the aforesaid servitude area and no large-rooted trees shall be planted within the area of such servitude or within 2 m thereof.
- (3) The local authority shall be entitled to deposit temporarily on the land adjoining the aforesaid servitude such material as may be excavated by it during the course of the construction, maintenance or removal of such sewerage mains and other works as it in its discretion may deem necessary and shall further be entitled to reasonable access to the said land for the aforesaid purpose subject to any damage

done during the process of the construction, maintenance or removal of such sewerage mains and other works being made good by the local authority.

- (4) Upon transfer, the owner of the erf must automatically become a member of the Section 21 Company, and remain a member until he or she ceases to be the registered owner of that erf.
- (5) The following servitudes have to be registered over the relevant erven:
 - (a) A sewerage servitude of 2m wide denoted by figure abcdefghjkLmn over Erven 593 to 599 in favour of the Home Owners Association.
 - (b) A sewerage servitude of 2m wide denoted by figure rstuvwxyza'b'c' over Erven 585, 586, 587, 589 and 590 in favour of the Home Owners Association.
 - (c) A stormwater servitude of 3m wide denoted by the figure pqcb over Erf 584 in favour of the Home Owners Association.
 - (d) A general services servitude of 3m wide denoted by the figure Absd' over Erven 584, 585, 598 and 599 in favour of the City of Tshwane Metropolitan Municipality.
- (6) The Association and Statutes must clearly state that the main objective of the homeowners' association is the maintenance of the internal engineering services of the development (i.e. water, sewerage, electricity and the road and storm water sewers).

The developer is deemed to be a member of the Section 21 company, with all the rights and obligations of an ordinary member, until the last erf has been transferred.

- (7) The developer must submit to the City of Tshwane Metropolitan Municipality, complete engineering drawings in respect of internal sewers and sewer connection points and complete engineering drawings in respect of the internal road and storm water sewers as well as water and electricity services, prior to the commencement of the construction of the said services.
- (8) Before any erf is transferred, the City of Tshwane Metropolitan Municipality must be provided with a certificate by a Professional Engineer for water, sewerage, electricity and the internal road and storm water sewers, in which is certified that the internal services have been completed and that the engineers accept design liability for the services. The Municipality may at its own discretion allow an exception in respect of the internal road and storm water sewers. If this is the case, the developer must give the Municipality an undertaking that the developer will complete this service on or before a certain date and must provide the Municipality with a guarantee issued by a recognized financial institution.

No building plans will be approved before the services are completed and (if applicable) taken over by the divisions of the Service Delivery Department.

- (9) A maintenance period of 12 (twelve) months commences when the last of the internal engineering services (i.e. water, sewerage, electricity and the road and storm water sewers) have been completed. The developer must furnish the section 21 company with a maintenance guarantee, issued by a recognized financial institution, in respect of poor workmanship and/or materials with regard to the civil engineering services and the electricity service, which guarantee must be for an amount that is equal to 5% of the contract cost of the civil services and 10% of the contract cost of the electrical services, and proof must be submitted to the City of Tshwane Metropolitan Municipality.

LOCAL AUTHORITY NOTICE 2605**PRETORIA AMENDMENT SCHEME 9450**

The Administrator hereby, in terms of the provisions of Section 89(1) of the Town-planning and Townships Ordinance, 1965, declares that he approved an amendment scheme, being an amendment of Pretoria Town-planning Scheme 1974, comprising the same land as included in the township of Equestria Extension 66.

Map 3 and the scheme clauses of the amendment scheme are filed with the Gauteng Provincial Government, (Department of Development Planning and Local Government), Johannesburg, and the Town Clerk Pretoria, and are open for inspection at all reasonable times

The amendment is known as Pretoria Amendment Scheme 9450.

DPLG 11/3/14/C/17

